
4. Preservation Rankings

This preservation rating system is intended to reflect the differing importance and urgency in various areas of the Utah State Capitol, and has been developed specifically for it. The reader may recognize a difference in these rating from earlier drafts of this report. One of the most important aspects to consider in a building like the capitol is that its ranking as a building is very high. It follows, then, that if the priority of restoring and preserving the capitol is as high as any in the country, even those individual rooms which may not seem so important contribute to its value as a whole.

While the latest trends in historic building surveys were referenced for method—most notably the *Historic Building Preservation Plan* by the General Services Administration—we found that the capitol did not really benefit from some of these categories. Feedback from some readers has indicated that the zones themselves implied meaning that was not intended. The following zones for use of preservation and restoration reflect more closely the conditions found in this particular building.

1. Preservation Zone I

Public or ceremonial areas exhibiting the highest degree of detailing and finish

The character and quality of this zone has been generally maintained and requires continued preservation and cleaning.

Some spaces in this zone have been maintained in a manner inappropriate for these areas, including non-historic color choices (in the House of Representatives) and the addition of walls (Governor's Board room) which divide the spaces. Where deviations have taken place, it is of the highest priority that original conditions be restored.

2. Preservation Zone II

Historic fabric,, including offices, where original walls, doors, and hardware are found

No renovations have removed the historic quality as much as covered it up with finishes. While these areas are generally not seen by the visiting public, they make up the “fabric” of the building, and as such have the most extensive influence upon the historic qualities of the capitol. Non-historic finishes should be removed and returned to their original character.

Also in this zone are public restrooms, which in many cases have historic materials and finishes, though their maintenance has been a lower priority and their plumbing is invariably neither historic nor modern. These will surely be altered to comply with ADA and respond to needs of water conservation. At that time, historic materials should be preserved and fixtures should be of a character not intrusive to the historic quality of the spaces.

3. Impact Zone

Areas that have been insensitively adapted, resulting detrimentally to the historic quality of important spaces

Adaptations in this zone should be reversed. For example, first floor rooms built on either side of the entry vestibule have closed in the open corridor that historically was used as gallery space. Similarly, the fourth floor corridor was narrowed to accommodate more office space. These, when restored, would become level 1 areas.

4. Rehabilitation Zone

Areas where historic fabric and elements have been largely lost; new walls, finishes, and room arrangements have been introduced

While the loss of this fabric is lamented and should ideally be restored, this would require reproduction of almost all historic elements to replace their modern counterparts. Depending on the restoration philosophy chosen, these spaces may be considered those most likely to be designated candidates for extensive change and replacement. At the very least, they have the responsibility of not infringing upon preserved spaces as well as retaining those historic elements that remain. At most, they would be restored to their original appearance and become level 2 areas.

These levels have been determined as a result of documenting the Condition, Priority and Significance of each area, and considering the following criteria:

Current condition and usability

Original and existing functions

- Public spaces and major offices

- Private spaces and private offices

- General office space

- Service/storage

Existence of original structure and finishes

- Degree to which original walls are present, altered, and added to

- Degree to which historic finishes have been retained or altered

General aesthetics

- Historic or restored, historic but damaged, non-historic but generally pleasant, unpleasant